



**Loscombe Farm Cottages, Loscombe Lane,
Four Lanes, Redruth**



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£270,000
Freehold





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Property Introduction

This beautifully updated three/four bedroomed terraced cottage blends period charm with modern comfort offering flexible and well presented family accommodation.

The ground floor offers a welcoming porch/conservatory, a cosy lounge flowing through to the dining room, a stylish and well equipped kitchen, and the added advantage of a versatile study or hobby room. On the first floor, the property features three generously sized bedrooms and a contemporary family bathroom.

To the outside, the property benefits from off-road parking to the front, attractive low-maintenance gardens and a substantial storage shed providing excellent additional space.

Set within a desirable village location, this charming double-fronted character cottage has been tastefully enhanced by the current owners and must be viewed to be fully appreciated.

Location

Four Lanes offers a convenient village setting with a local convenience store/Post Office, primary school and two Public Houses all within a short walk of the property.

Redruth town centre is approximately ten minutes drive away, whilst Camborne is around four miles distant. Regular bus services provide access to Redruth, Camborne, Helston and Falmouth.

For those who enjoy the outdoors, Portreath Beach, Tehidy Country Park and Tehidy Golf Club are all within a twenty-minute drive.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE CONSERVATORY 7' 3" x 5' 3" (2.21m x 1.60m) maximum measurements, irregular shape

Single glazed door to:-

LOUNGE 14' 1" x 11' 3" (4.29m x 3.43m) plus recesses

The lounge flows openly into the dining room and onwards to a generously proportioned country style kitchen complete with a uPVC double glazed window to the front. Open joist ceiling and wood burner set within an inglenook fireplace with granite lintel and hearth, electric radiator and inset log store. Door to:-

STUDY/HOBBY ROOM 11' 0" x 6' 10" (3.35m x 2.08m)

uPVC double glazed window to the front. Electric radiator. Please be advised that this room can be used as a potential fourth bedroom.

DINING ROOM 13' 10" x 8' 2" (4.21m x 2.49m)

Open joist ceiling, electric radiator and uPVC double glazed window overlooking the rear garden. Storage cupboard and open access to:

KITCHEN 18' 8" x 10' 3" (5.69m x 3.12m) maximum measurements

uPVC double glazed window to the side. The kitchen offers ample space for dining or breakfast seating, while the existing dining room could alternatively be utilised as a second reception room to suit individual needs. Fitted with base units with drawers and with under-cabinet lighting, solid wood working surfaces, range cooker with extractor fan and tiled feature. Belfast sink unit plus additional shelving, storage units, and space for washing machine. Full-height cupboard housing the hot water cylinder and expansion vessel. Patio doors open to the rear garden. Under floor heating and LVT flooring laid over original tiles.

Returning to lounge, stairs with glass balustrades rising to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 5" x 7' 3" (3.48m x 2.21m)

uPVC double glazed window with a deep sill to the front. Door opens to a full height storage cupboard. Loft access hatch and electric radiator.

PRINCIPAL BEDROOM TWO 11' 4" x 11' 0" (3.45m x 3.35m)

maximum measurements into recesses

uPVC double glazed window with deep sill to the front. Two feature alcoves and electric radiator.

BATHROOM

Obscure glass double glazed window with clear top pane to the rear. Stylishly appointed with a low level WC and vanity wash hand basin with solid wood shelving and metro tiled splashback. P-shaped bath with glass screen and thermostatic rain and hand-held shower with inset shelving. Extractor fan, underfloor heating and wall-mounted towel radiator.

BEDROOM THREE 8' 6" x 7' 0" (2.59m x 2.13m) plus recess

uPVC double glazed high level window and an obscure glass double glazed window with a deep sill to the rear with far-reaching views. Electric radiator and inset shelving.

OUTSIDE FRONT

To the front of the property, a split-level gravel driveway provides parking for two to three vehicles. There is a large fully insulated storage shed, log store, and steps leading down to the front conservatory/porch.

REAR

To the rear, the garden is accessed via patio doors from the kitchen and includes a lean-to and undercover storage room currently used as a laundry area with plumbing for a washing machine and space for a tumble dryer. The garden is of low maintenance and laid mainly to shingle with a central paved patio and raised borders. Steps lead to a further insulated shed with additional raised planting areas.

SERVICES

Mains drainage, mains water, mains electricity, electric heating and wood burner.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

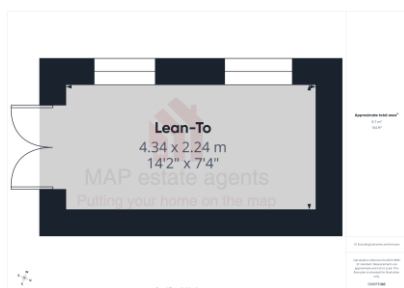
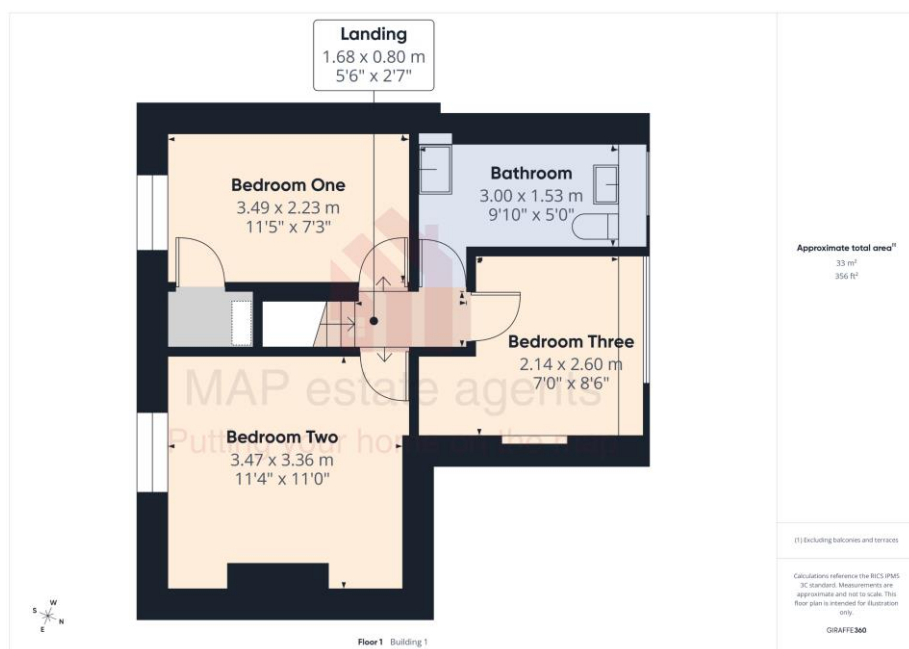


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



MAP's top reasons to view this home

- Double-fronted character cottage
- Three bedrooms
- Woodburner
- 18' Kitchen
- Lounge and dining room
- Entrance conservatory
- Double glazing
- Enclosed gardens
- Parking for two to three cars
- Popular village location



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